Attachment B-1
GREEN BUILDING METHODS INCORPORATED INTO THE PROJECT

SITE DEVELOPMENT

1. A PLAN IS WILL BE DEVELOPED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.
2. CONSTRUCTION PLANS WILL INDICATE HOW SITE DRAINAGE OR DAMAGED ENERGETICLY WILL BE MANAGED.
3. ALL SURFACE WATER FLOW WILL BE KEPT FROM ENTERING STORMWATERS.
4. DISPLACED TOPSOIL WILL BE RETURNED TO THE SITE.
5. MATERIALS AND WASTE WILL BE REMOVED AND DISPOSAL WILL BE PERFORMED DURING CONSTRUCTION AND AFTER OCCUPANCY.
6. THE AMOUNT OF CUT AND FILL REQUIRED TO INTEGRATE SITE-WIDE IS TO BE DETERMINED.
7. ROOFING MATERIALS WILL HAVE A MINIMUM OF 15 YEAR LIFESPAN AND PROTECTED FROM ROOF DEGRADATION.
8. A DESIGNATED DRAINS WILL BE PROVIDED FOR THE BUILDING OWNER OR OCCUPANT.

ENERGY EFFICIENCY

2. HEATING AND COOLING EQUIPMENT SELECTED USING THE ANS/AHRI MANUAL S-2014 OR EQUIVALENT.
3. HEATING AND COOLING EQUIPMENT WILL BE DIRECT-VENT SEASON COMBUSTION TYPE.
4. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS WILL BE COATED DURING CONSTRUCTION.
5. ANY MATERIALS USED TO COMPLY WITH VOC AND OTHER TOXIC COMPONENTS.
6. PCB, LEAD AND OTHER HAZARDS WILL COMPLY WITH THE PROPER INSTALLATION OF HVAC SYSTEMS.

MATERIAL CONSERVATION AND RESOURCE

1. CEMENT USED IN THE FOUNDATION MIX WILL BE PRODUCED BY 25%.
2. ASPHALT, PRESS AND STAINS WILL BE COVERED ON PROTECTED FROM EROSION.
3. TOP SOIL WILL BE RETURNED TO THE SITE.
4. COATINGS AND OTHER SPACE WILL BE COVERED ON PROTECTED.

WATER EFFICIENCY AND CONSERVATION

1. PLUMBING FIXTURES WILL BE CLEANED AND LEAK TESTED.
2. WALLS, FLOORS AND CEILINGS WILL BE COVERED ON PROTECTED FROM DRAINAGE.
3. ALL CLOTHES WASHERS AND DISHWASHERS WILL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF THE CALIFORNIA GREEN CODE.
4. WATER EFFICIENCY AND CONSERVATION WILL BE PROVIDED FOR THE BUILDING OWNER OR OCCUPANT.

ENVIRONMENTAL QUALITY

1. ADDITIONAL PARTS AND COATINGS WILL COMPLY WITH PRODUCT WEIGHTED LIMESTONE FOR SOC AND OTHER TOXIC COMPONENTS.
2. DOCUMENTATION WILL BE PROVIDED TO VERIFY CONFORMITY WITH VOC LIMITS.
3. CARPET, CLOTH HANGERS AND DRYING SYSTEMS WILL MEET THE REQUIREMENTS OF THE CALIFORNIA GREEN CODE.
4. ALL DUCT SYSTEMS WILL BE INSTALLED TO MANAGE CONSTRUCTION.
5. DUCT SYSTEMS WILL MEET THE REQUIREMENTS OF THE CALIFORNIA GREEN CODE.
6. DUCT SYSTEMS WILL BE INSTALLED TO MANAGE CONSTRUCTION.
7. DUCT SYSTEMS WILL MEET THE REQUIREMENTS OF THE CALIFORNIA GREEN CODE.
8. ALL DUCTS WILL BE INSTALLED TO MANAGE CONSTRUCTION.
9. ALL DUCTS WILL BE INSTALLED TO MANAGE CONSTRUCTION.
10. ALL DUCTS WILL BE INSTALLED TO MANAGE CONSTRUCTION.
11. ALL DUCTS WILL BE INSTALLED TO MANAGE CONSTRUCTION.

CAMBRIA HOTEL PLEASANT HILL

Pleasant Hill, CA

ROOF PLAN

ROOF PLAN NOTES

1. MECHANICAL HIGHLIGHT PUMP, TRP.
2. LOFT LAYTON EXTENSION (3'-0" ABOVE ROOF)
3. MINI-MAIN DUCT HANGER
4. ELEVATOR PUMP
5. COMPOSITION SAND TAMING - 4'-12" ROOF BEACH, TRP.
6. SINGLE PLY ROOFING - 1'-0" PER FOOT SNOW TO DRAIN, TRP.
7. ROOF OF PRESS COOKER BELOW

ROOF PLANS

ROOF PLAN

SCALE 1/16" = 1'-0" 0 5 10 20 30 40 50 60 70 80 90 100

STRATUS DEVELOPMENT PARTNERS, LLC
17 Corporate Park Drive, Suite 2000
Newport Beach, CA 92660
PHONE: (949) 294-4000
EXTERIOR ELEVATION NOTES

1. CEMENT PLASTER SYSTEM
2. STONE VENEER
3. BOARD AND BATTEN
4. ACCENT TRIM BAND
5. VINYL FRAME WINDOWS WITH INSULATED GLASS
6. VINYL FRAME SLIDING DOORS WITH INSULATED GLASS
7. ALUMINUM FRAME SLIDING DOORS AND WINDOW SYSTEM WITH INSULATED GLASS
8. CEMENT PLASTER OVER FOAM TRIM
9. DECORATIVE WOOD VENEER
10. DECORATIVE WOOD PANELS AND TRIM AT COLUMN SURROUNDS
11. WOOD FACIA WITH EXPOSED NAPERS TAILS
12. ALUMINUM FRAME STOREFRONT WINDOWS WITH INSULATED GLASS
13. ALUMINUM FRAME STOREFRONT DOOR AND WINDOW SYSTEM WITH INSULATED GLASS
14. CEMENT PLASTER OVER FOAM TRIM
15. DECORATIVE WOOD PANELS AND TRIM AT COLUMN SURROUNDS
16. WALL MOUNTED SIGNAGE
17. WOOD POST
18. METAL RAILINGS
19. DECORATIVE WOOD SHUTTERS
20. LOW WALL WITH CEMENT PLASTER FINISH
21. COMPOSITION SHINGLE ROOFING
22. COMPOSITION SHINGLE ROOFING
23. COMPOSITION SHINGLE ROOFING
24. COMPOSITION SHINGLE ROOFING
25. COMPOSITION SHINGLE ROOFING
26. COMPOSITION SHINGLE ROOFING

CAMBRIA HOTEL PLEASANT HILL
Pleasant Hill, CA

COLORED ELEVATIONS
STRATUS DEVELOPMENT PARTNERS, LLC
17 Corporate Park, Suite 200
Newport Beach, CA 92660
PHONE: (949) 264-0900
A1.7
CAMBRIA HOTEL PLEASANT HILL
Pleasant Hill, CA

EXTERIOR ELEVATION NOTES

1. CEMENT PLASTER SYSTEM
2. STONE VENEER
3. BOARD AND BATTEN
4. ACCENT TRIM WOOD
5. VYNL FRAME WINDOWS WITH INSULATED GLASS
6. VYNL FRAME SLIDING DOORS WITH INSULATED GLASS
7. ALUMINUM FRAME STORM WINDOW WITH INSULATED GLASS
8. ALUMINUM FRAME STORM DOOR WITH INSULATED GLASS
9. CEMENT PLASTER OVER FOAM TRIM
10. DECORATIVE WOOD WATTS BRACE
11. WOOD F RAME W INDOWS WITH INSULATED GLASS
12. WOOD PANELS AND TRIM AT COLUMN SURROUNDS
13. WOOD TRIM
14. WOOD POST
15. METAL TAILING
16. COMPOSITE WOOD SHUTTERS
17. LOW WALL W/CEMENT PLASTER FINISH
18. LOW WALL W/CEMENT PLASTER FINISH
19. COMPOSITION SHINGLE ROOFING

N.T.S.
COLORED ELEVATIONS

STRATUS DEVELOPMENT PARTNERS, LLC
17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990
A1.9
CAMBRIA HOTEL PLEASANT HILL

PLEASANT HILL, CA

PARTIAL SITE PLAN

DAYLIGHT PLAN

SCALE 1/16" = 1' - 0"

CAMBRIA HOTEL PLEASANT HILL

PLEASANT HILL, CA

HANNOUNCHE

ARCHITECT

17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6990

A2.1
CAMBRIA HOTEL
SITE PLAN
GRADING PLAN
CITY OF PLEASANT HILL
CONTRA COSTA COUNTY
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
KARL MILLER, P.E.

PREPARED: A. MILANI

MILANI & ASSOCIATES
3050 Staggs Rd., Suite 106
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279

CHECKED: KARL MILLER
SCALE: AS SHOWN

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL

3131 S. MAIN STREET
CAMBRIA MTEL
SITE PLAN
CONTRA COSTA COUNTY
CALIFORNIA

SEE SHEET B

CAMBRIA MTEL
SITE PLAN
CONTRA COSTA COUNTY
CALIFORNIA

**DESIGN NOTES**

1. The Plant List is tentative and may expand or contract as the final planting design is prepared. See Sheet L2 for a complete plant schedule for tree and shrub quantities.

2. **Plant Container Sizes:**
   - Trees to be planted from minimum 15-gallon size containers
   - Shrubs to be planted from 5-gallon and 1-gallon containers
   - Ground Covers to be planted from 1-gallon containers

3. **Tree Requirements:** Per Pleasant Hill Municipal Code (Section 18.55.140.C.4),
   - A minimum of one tree for every three spaces shall be distributed evenly throughout the parking lot.
   - 134 Total Parking Spaces / 3 = 45 Trees Required
   - 44 new trees and 1 existing tree to meet code.

4. 2" Depth layer of gravel to be placed in all bio-swale and contained bio-retention planting areas.

5. A single layer of 3" - 6" cobble shall be spread evenly under existing oak as identified on the plans.

6. All other planting areas shall have a 3" depth layer of wood mulch spread evenly across entire planting area.

---

**TREE SCHEDULE**

See tree images Sheet L2.

<table>
<thead>
<tr>
<th>TREE SCHEDULE</th>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer rubrum 'Autumn Blaze'</td>
<td>Wood Mulch</td>
<td>169.40 cu yd</td>
<td></td>
</tr>
<tr>
<td>Acer rubrum 'Bowhall Red'</td>
<td>Great Mulch</td>
<td>25.10 cu yd</td>
<td></td>
</tr>
<tr>
<td>Cupressus sempervirens</td>
<td>Cobble Mulch</td>
<td>15.56 cu yd</td>
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**EXISTING RESIDENTIAL PROPERTY**

**PROPOSED HOTEL PROPERTY**

**EXISTING RESIDENTIAL PROPERTY**

**PROPOSED HOTEL PROPERTY**

**VIEWED SCREEN - PROPERTY LINE OF SIGHT**

**ITALIAN CYPRUS VIEW SCREEN EXAMPLE**

**MULCH SCHEDULE**

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
<th>QTY</th>
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<tbody>
<tr>
<td>NOT SHOWN</td>
<td>Wood Mulch</td>
<td>169.40 cu yd</td>
</tr>
<tr>
<td>NOT SHOWN</td>
<td>Great Mulch</td>
<td>25.10 cu yd</td>
</tr>
<tr>
<td>NOT SHOWN</td>
<td>Cobble Mulch</td>
<td>15.56 cu yd</td>
</tr>
</tbody>
</table>

**TREE SCHEDULE**

See tree images Sheet L2.

<table>
<thead>
<tr>
<th>TREES</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>CONT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer rubrum 'Autumn Blaze'</td>
<td>Autumn Blaze Maple</td>
<td>24&quot; Box</td>
<td></td>
</tr>
<tr>
<td>Acer rubrum 'Bowhall Red'</td>
<td>Bowhall Red Maple</td>
<td>24&quot; Box</td>
<td></td>
</tr>
<tr>
<td>Cupressus sempervirens</td>
<td>Italian Cypress</td>
<td>15 gal</td>
<td></td>
</tr>
<tr>
<td>Lagerstroemia indica 'Muscogee'</td>
<td>Muscogee Crape Myrtle</td>
<td>24&quot; Box</td>
<td></td>
</tr>
<tr>
<td>Rhaphiolepis x 'Montie'</td>
<td>Magestic Beauty Indian Hawthorn</td>
<td>30&quot; Box</td>
<td></td>
</tr>
<tr>
<td>Zelkova serrata 'Village Green'</td>
<td>Sawleaf Zelkova</td>
<td>24&quot; Box</td>
<td></td>
</tr>
<tr>
<td>QTY</td>
<td>BOTANICAL NAME</td>
<td>COMMON NAME</td>
<td>CONT</td>
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</tr>
<tr>
<td>29</td>
<td>Acer rubrum 'Autumn Blaze'</td>
<td>Autumn Blaze Maple</td>
<td>24&quot; Box</td>
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<tr>
<td>5</td>
<td>Acer rubrum 'Bowhall Red'</td>
<td>Bowhall Red Maple</td>
<td>24&quot; Box</td>
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<td>27</td>
<td>Cupressus sempervirens</td>
<td>Italian Cypress</td>
<td>15 gal</td>
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<tr>
<td>28</td>
<td>Lagerstroemia indica</td>
<td>Muskogee Cypress</td>
<td>24&quot; Box</td>
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<tr>
<td>24</td>
<td>Rhaphiolepis × ‘Mortic’</td>
<td>Majestic Beauty Indian Hawthorn</td>
<td>36&quot; Box</td>
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<td>23</td>
<td>Zelkova serrata 'Village Green'</td>
<td>Sawleaf Zelkova</td>
<td>24&quot; Box</td>
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**Examples:**

**Plant Schedule**

- **Trees**
  - Acer rubrum 'Autumn Blaze'
  - Acer rubrum 'Bowhall Red'
  - Cupressus sempervirens
  - Lagerstroemia indica
  - Rhaphiolepis × 'Mortic'
  - Zelkova serrata 'Village Green'

- **shrubs**
  - Abelia x grandiflora 'Kaleidoscope'
  - Aspidistra elatior
  - Berberis thunbergii 'Atropurpurea'
  - Callistemon viridifolius 'Little John'
  - Ceanothus impressus 'Valley Violet'
  - Nandina domestica 'Compacta'
  - Nandina domestica 'Moon Bay' TM

- **Ground Covers**
  - Abelia x grandiflora 'Kaleidoscope'
  - Aspidistra elatior
  - Berberis thunbergii 'Atropurpurea'
  - Callistemon viridifolius 'Little John'
  - Ceanothus impressus 'Valley Violet'
  - Nandina domestica 'Compacta'

**OUTDOOR TERRACE AMENITY EXAMPLES**

- **Fire Table Amenity Example**
- **Plunge Pool Example**
- **Group Seating Example**
PRELIMINARY WATER USE CALCULATIONS

<table>
<thead>
<tr>
<th>HYDROZONE AREAS</th>
<th>642 sf</th>
<th>442.89 sf</th>
<th>18,389.45 sf</th>
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<tbody>
<tr>
<td>PROPOSED HYDROZONE AREAS</td>
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IRRIGATION NOTES

1. Hydraulic irrigation techniques will be incorporated.
2. Irrigation will be designed to meet or exceed the State's Model Water Efficient Landscape Ordinance.
3. The plant palette will utilize at least 75% native California drought tolerant plant materials appropriate to the climate zone region.
4. At least 25% of irrigation water will be reduced to a quantity that does not exceed 65% of ETa times the landscape area. Common area and perimeter area landscape irrigation will consist of a low volume drip system.
5. All irrigation systems shall be designed to meet the most current water conservation policies and available equipment.
6. All irrigation valves shall be connected to an automatic control system.

PROPOSED HYDROZONE AREAS

- HYDROZONE - LOW
  - Areas consisting of plant materials requiring only low water application.
  - Pool, or Spa - Special Water Use
    - Recreational pool or spa water use.

- HYDROZONE - MEDIUM
  - Medium water use area, consisting of a combination of low and medium water use plants.

- HYDROZONE - BIO-RETENTION
  - Bio-retention planters utilize plants that can tolerate periodic periods of water inundation and moist soil conditions associated with seasonal storms. Areas may be low or medium water use consisting of only low water use plants or a combination of low and medium water use plants.

- HYDROZONE - SPECIAL WATER USE
  - Pool, or Spa - Special Water Use
    - Recreational pool or spa water use.

CALGreen Tier 1 Checklist

The design of the landscape/irrigation system is intended to meet the CALGreen Tier 1 Checklist associated with landscape elements. Toward this end the project will include the following best practices:

- PROPOSED HYDROZONE AREAS
  - LOW
  - MEDIUM
  - BIO-RETENTION
  - SPECIAL WATER USE

- IRRIGATION NOTES
  - Hydrangea irrigation techniques will be incorporated.
  - Irrigation will be designed to meet or exceed the State's Model Water Efficient Landscape Ordinance.
  - The plant palette will utilize at least 75% native California drought tolerant plant materials appropriate to the climate zone region.
  - At least 25% of irrigation water will be reduced to a quantity that does not exceed 65% of ETa times the landscape area. Common area and perimeter area landscape irrigation will consist of a low volume drip system.
  - All irrigation systems shall be designed to meet the most current water conservation policies and available equipment.
  - All irrigation valves shall be connected to an automatic control system.

- MAPPING NOTES
  - OFF-SITE TREE CANOPY
  - OAK TREE TO REMAIN - NO PLANTING
  - PARKING SURFACE TO DRAIN TO BIO-SWALE AREAS
  - CONTAINED BIO-RETENTION AREA
  - SCHEMATIC POOL / SPA FINAL DESIGN TO BE DETERMINED
  - CONTAIN BIO-RETENTION AREA
  - PROPERTY LINE, TYP.
  - NORTH MAIN STREET

- APPROXIMATE LOCATION OF EXISTING UTILITIES
  - (E) SIDEWALK
  - (W) SIDEWALK
  - (S) CURB
  - (N) SIDEWALK
  - OAK PARK BLVD.
CITY PARKING CODE REGARDING LANDSCAPE CALCULATION

C. "Landscaping. Parking lots shall have perimeter planting areas as prescribed by the following schedule and, in addition, shall have 10% of the area within the perimeter planting strips devoted to planting areas distributed throughout the parking lot subject to the conditions listed below."

<table>
<thead>
<tr>
<th>PARKING AREA LANDSCAPE CALCULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NOTES</strong></td>
</tr>
<tr>
<td><strong>CITY</strong></td>
</tr>
<tr>
<td>PARKING LOT SURFACE AREA</td>
</tr>
<tr>
<td>Area within site dedicated to parking, including drive aisles.</td>
</tr>
<tr>
<td>45,355 sf</td>
</tr>
<tr>
<td>PARKING LOT LANDSCAPE</td>
</tr>
<tr>
<td>Landscape associated with parking lot surface perimeter.</td>
</tr>
<tr>
<td>10,153 sf</td>
</tr>
<tr>
<td>PARKING LOT LANDSCAPE OUTSIDE 10-FT. LANDSCAPE BUFFER</td>
</tr>
<tr>
<td>Landscape inside required perimeter landscape (Per City, the 5-ft. or 10-ft. buffer zone shall not be counted as a part of parking area landscape).</td>
</tr>
<tr>
<td>5,254 sf (11.5% of Parking Area)</td>
</tr>
</tbody>
</table>
1. Tan colored split faced CMU
2. Conc. to be broom finish
3. 4" thick x 12" wide pre-cast conc. cap to match perimeter wall.
4. Steel (HSS) color to be Sherwin Williams Black. Provide color sample for approval.
5. Prime and powder coat all metal structures.
6. All metal and metal fasteners to be painted to match.
7. Attach metal tube steels with flared bevel weld along contact edges, unless noted otherwise.
8. Provide a minimum 1/4" thick steel cap on all posts.
9. Attach roofing with galvanized screws.